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~ **STRANDHOULL, GOTT, Shetland, ZE2 9SF** ~



Property Type: Detached House

Public rooms: 2

Bedrooms: 5/6

Bathrooms: 2 + 1 ensuite

EPC Rating: D (63)

Price: **FIXED PRICE £245,000**

Entry: By arrangement

Viewing: Contact our Reception

Home Report: Available on request

In brief:

This is a 5/6 bedroom well appointed detached house in a peaceful area and situated in an elevated position offering panoramic views from the south to the north-west. Suitable as a home for a large family but offering the option to convert unused bedrooms to alternative uses, e.g. office, study or playroom. Within easy commuting distance of Lerwick and also convenient for the local primary school. Recently re-harled, re-decorated and insulated throughout.

In more detail:

This substantial 1½ storey house is in a prime position overlooking the Tingwall valley and Lax Firth, with fine views from the south to the north-west. It provides spacious bright accommodation within a 10-15 minute drive of both Lerwick and Scalloway and is also well positioned for driving to Brae/Sullom Voe.

The house was built c. 1971 and is of timber frame construction, clad externally with rendered concrete blockwork and harling. The attached garage is also of concrete block construction, rendered and harled. The windows are timber framed and double-glazed throughout with double-glazed velux windows set into the roof slopes. An oil-fired Worcester Danesmoor 26/32 boiler provides central heating via radiators and hot water via a separate hot water cylinder. The property is in excellent condition having been recently re-harled and re-decorated throughout. Also insulation has recently improved by the addition of both loft and wall cavity insulation and an underfloor heat barrier.

Local facilities include the Tingwall Primary School and Tingwall Public Hall, while nearby Lerwick provides a more extensive range of amenities such as shopping, a leisure centre with swimming pool, the Anderson High School (primary and secondary), Mareel cinemas and auditorium, Museum and Library.

ACCOMMODATION: Entrance Porch, Living Room, Sun Room, Dining Room, Kitchen, Utility Room, Boiler Room, Six Bedrooms, (or 5+Office/ Study/ Playroom), Bathroom, Shower Room and



Ground Floor



Entrance in to Hallway

ENTRANCE PORCH - (Approx. 1.53m x 1.2m); Steps at the front of the property lead up to the double glazed front door; radiator; coat hooks; beech effect strip floor; inner glazed door



Hallway

HALLWAY - (Approx. 1.51m x 4.45m; 3m x 1.71; 0.92m x 6m) The irregularly shaped spacious Hallway leads from the front door to the rear entrance with a passage leading off to Bedrooms 1 and 2; featuring an open timber staircase with individual tread lights; beech wood strip floor; radiator; telephone socket



Living room - 2016

LIVING ROOM - (Approx. 4.48m x 4.29m); Bright and spacious; large picture window offers views from the south-west to the north-west over the Tingwall Valley; central light fitting; carpeted; two radiators; telephone socket and six double sockets; glazed timber door leads to Sun Room



Sun room - 2016

SUN ROOM - (Approx. 3.7m x 2.73m); Large windows with vertical strip blinds and views over the Tingwall Valley towards the south and west; varnished pine floor; outer glazed door; radiator; suspended wooden trellis ceiling; two brass effect wall-mounted uplighters



Dining room - 2016

DINING ROOM - (Approx. 4.05m x 3.87m); Picture window with views to the west over Tingwall Valley; Further window with view to the north; glazed timber door; central pendant light fitting; dimmer switch; carpeted; radiator; one single and two double sockets



Kitchen pic 1

KITCHEN - Comprising main Kitchen (approx. 2.95m x 2.9m max) and Scullery (approx. 2.52m x 1.33m); Kitchen - glazed door; extensive floor and wall mounted fitted storage units, the latter with lighting beneath, (two units incorporating wine racks); integrated electric hob and double oven with extractor hood over, all in stainless steel finish; 1½ bowl single drainer sink; Electrolux dish washer; tile effect

First Floor



First Floor Hallway

LANDING - Beech wood strip floor; access to Loft through hatch; smoke alarm; corridor leading to four further Bedrooms; Velux roof light; radiator; double socket; doorway to storage under eaves



Bedroom 6 or Office pic 1

BEDROOM 6 / OFFICE - (Approx. 2.78m x 3.68m); Window with view to north overlooking Lax Firth; slightly coombed ceiling; two storage cupboards; two shelves; radiator; carpet; curtains suspended from a pine curtain pole; vertical strip blinds; television aerial socket; one single and three double sockets



Shower Room pic 1

SHOWER ROOM - (Approx. 1.6m x 2.4m); Large Velux roof light; vinyl floor; shower cabinet with electric shower, basin/storage unit, toilet, towel rails, vanity mirror over basin with electric shaver light and socket



Bedroom 3 pic 1

BEDROOM 3 - (Approx. 2.75m x 3.57m); Large Velux roof light with view to west; half-coombed ceiling; double wardrobe unit with hanging rail and shelf above; further storage unit; carpet; central light fitting; two wall lights; double panel radiator; two double sockets



Bedroom 3 pic 2



Bedroom 3 pic 3



Bedroom 4 pic 1

BEDROOM 4 - (Approx. 2.69m x 3.7m); Large Velux roof light overlooking the Valley; carpet; double panel radiator; pine double wardrobe with hanging rail; pine chest of drawers; pine desk with drawer unit; TV aerial socket and three double sockets



Kitchen pic 2

vinyl floor; central light fitting with recessed spot lighting over sink; five double sockets at work surface level;

Scullery - floor mounted storage units with work surfaces over; recessed spotlights; radiator; two storage cupboards with shelving (one with single socket); tile effect vinyl floor; three double and one single socket



Kitchen pic 3



Scullery pic 1



Scullery pic 2



Scullery pic 3



Bathroom pic 1

BATHROOM - (Approx. 2.81m x 2.03m); Tiled throughout; basin, toilet and bath; shower cabinet with electric shower; recessed spotlighting; tile effect vinyl floor; oil filled towel warmer; vanity mirror with shelf below; shaver socket; metal/glass shelf units above each end of the bath



Bedroom 1 pic 2

BEDROOM 1 - (Approx. 3.62m x 3.63m); Large window with view to east; vertical blinds; brass effect curtain pole; radiator; built in double wardrobe with hanging rail and shelved storage; carpeted; natural pine door; four double sockets



Bedroom 2 - 2016

BEDROOM 2 - (Approx. 3.62m x 3.64m); Large window with view to south; vertical strip blinds; built in double wardrobe with mirror doors, hanging rail and shelved storage above; large dressing table vanity mirror; radiator; carpeted; wall mounted bedside lights; telephone socket; four double sockets;

ENSUITE SHOWER ROOM - With shower cabinet, basin with tiled splashback, toilet; vanity mirror and shelf above basin with shaver light and socket above; two medicine cabinets; cabinets beneath the basin; extractor fan; radiator; tile effect vinyl flooring; recessed ceiling spotlights

BACK PORCH ---With glazed inner



Bedroom 4 pic 2



Bedroom 5 pic 1

BEDROOM 5 - (Approx. 3.21m x 4.38m); Velux roof light with integrated blind; half-coombed ceiling; carpet; ceiling and wall mounted lights; double panel radiator; three double sockets



Bedroom 5 pic 2



Bedroom 5 pic 3

Exterior



Driveway

GARDEN - The garden extends to 0.12ha approx. and comprises a gravelled area surrounding the house; The remainder is laid to grass with gravel pathways and a stone well feature; The whole is surrounded by a wood fence

Other Features There is a single garage and lock-block paved driveway with space for up to four cars

Directions Turn north off the A970 at the Tingwall junction Continue on past the Tingwall Hall. At the head of Strand Loch turn right (signposted Califf & Breiwick). Strandhoull will be found on the right after approx. ¼ mile, sitting above the road on a west facing slope.



door into hallway and half-glazed back door; coat hooks; access to Utility Room and Boiler Room

UTILITY ROOM - (Approx. 1.98m x 1.5m); freezer, washing machine and tumble dryer



While these contents and particulars described here are believed to be correct, they do not form part of any contract and are not warranted.

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